

midtownThree
F.F.E. 12.0

SCULPTURE / ART PARK REFER TO MITCHELL & ASSOCIATES PLANS

RETAINING WALL WITH FALL PROTECTION

RAMP (1:20)

OVERFLOW LINE TO STORAGE
CORE HOLE AND CONNECT RETAINING WALL FOUNDATION DRAIN TO FILTERRA
3' x 24' x 2' UNDERGROUND STORAGE UNITS
TEST PIT TO LOCATE WATERMAIN (LOCATION MAY BE DIRECTLY BELOW VALVE BOX) ADJUST DRAINAGE STRUCTURES AS REQUIRED

STEPS, REFER TO MITCHELL & ASSOCIATES PLANS FOR DETAILS

STA 4+25, 21.5' LT. INSTALL 6"x4" TREEBOX FILTER

STORM DRAIN IMPROVEMENTS (BY OTHERS)
CONNECT NEW SD TO PROPOSED DMH, REFER TO CITY OF PORTLAND 'ELM STREET - PROPOSED CURB REALIGNMENT AND PROPOSED DRAINAGE PLAN AND PROFILE' DATED 2015

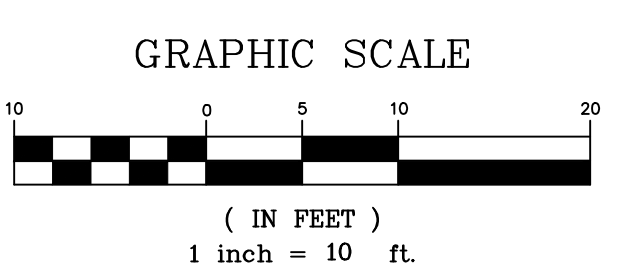
ELM STREET

SOMERSET STREET

NOTE: RECLAIM ELM STREET
STA 38+05 TO 39+50,
END @ SOMERSET STREET STA 2+50
GRIND AND RESURFACE ELM STREET
STA 37+65 TO 38.05 AND 38+50 TO 38+75

LEGEND	
	PROPOSED PROPERTY BOUNDARY
	FEDERATED BUILDINGS
	BRICK AREAS
	GREEN SPACE/PLANTERS (BY MITCHELL & ASSOCIATES)
	PROPOSED LANDING, PLANTER, RAMP AND STEPS
	VERTICAL GRANITE CURB
	FLUSH GRANITE CURB
	MOUNTABLE CURB (TYPE 5 GRANITE)
	TIPDOWN

- NOTES:**
1. THE GAS LINE WILL BE UPGRADED AND REPLACED BY UNITIL. CONTRACTOR RESPONSIBLE FOR COORDINATION OF THE WORK AND ALL TRENCHING, BACKFILL & SURFACE RESTORATION.
 2. THE FILTERRA TREE BOX FILTERS REQUIRE CONNECTIONS TO UNDERGROUND STORAGE AND CONNECTION TO STORM DRAIN IN SOMERSET STREET. REFER TO SCHEDULES ON SHEETS C-3.10 THROUGH C-3.13.
 3. EXISTING MANHOLES AND CATCH BASINS TO BE EXAMINED IN THE FIELD TO DETERMINE THE SCOPE OF WORK TO RAISE THEM TO PROPOSED GRADES AND/OR CONNECT TO NEW STORM DRAIN LINES.
 4. THE SURFACE TREATMENT AND LIGHTING FOR THE AREA TO THE NORTH OF THE CURB LINE ARE SHOWN ON PLANS PREPARED BY MITCHELL & ASSOCIATES.
 5. TEL, ELEC & COMM TO BE PLACED (UNDERGROUND AND TO BE LOCATED ON THE NORTHERLY SIDE OF SOMERSET STREET.
 6. ELEVATIONS AND INVERTS FOR WATER QUALITY SYSTEMS ARE PROVIDED IN THE DRAINAGE SCHEDULES OF SHEET C-3.10, C-3.11, C-3.12, AND C-3.13.
 7. UNDERGROUND STORAGE FOR 'ISOLATOR ROW' ARE BASED UPON THE BRENTWOOD STORAGE SYSTEM. STORMTECH® SC 740 CHAMBERS ARE AN ACCEPTABLE ALTERNATIVE. IF THE STORMTECH® SC 740 CHAMBERS ARE USED, THE WEIR IN THE OVERFLOW CONTROL MANHOLE SHALL BE RAISED 6" ABOVE THE ELEVATION LISTED IN THE DRAINAGE SCHEDULES ON SHEETS C-3.10 THROUGH C-3.13.
 8. ALL BUILDING FOUNDATION DRAINS (IF REQUIRED) SHALL BE PIPED TO THE WQ UNIT 'ISOLATOR' ROWS. (MAY NOT BE SHOWN ON PLAN VIEW.)
 9. ALL ADA RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:12, MEET CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS. SEE DETAILS ON SHEET C-7.1 FOR RAMP CONFIGURATIONS.



PRELIMINARY - NOT FOR CONSTRUCTION

		PROJECT midtown PORTLAND, MAINE	FAY, SPOFFORD & THORNDIKE ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES															
SHEET TITLE PROPOSED SPOT GRADES FOR INTERSECTION OF SOMERSET STREET AND ELM STREET		DRAWN: LA DESIGNED: BEK CHECKED: SRB FILE NAME: 3062-GRADE	DATE: OCTOBER 2014 SCALE: 1" = 10' JOB NO. 195350127															
CLIENT FEDEQ DV001, LLC		SHEET C-3.8																
REVISIONS <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>04.25.16</td> <td>FINAL SITE PLANS WITH CONDITIONS OF APPROVAL</td> </tr> <tr> <td>3</td> <td>02.17.16</td> <td>FINAL SITE PLANS WITH CONDITIONS OF APPROVAL</td> </tr> <tr> <td>2</td> <td>11.09.15</td> <td>SUBMITTED TO CITY IN COMPLIANCE WITH CONDITION OF APPROVAL</td> </tr> <tr> <td>1</td> <td>11.14.14</td> <td>FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	4	04.25.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	3	02.17.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	2	11.09.15	SUBMITTED TO CITY IN COMPLIANCE WITH CONDITION OF APPROVAL	1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND	P.E. STEPHEN R. BUSHEY LIC. # 7429	
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